

January 22, 2008

Honorable C. Nelson Harris, Mayor
Honorable David B. Trinkle, Vice Mayor
Honorable Alfred T. Dowe, Jr., Council Member
Honorable Beverly T. Fitzpatrick, Jr., Council Member
Honorable Sherman P. Lea, Council Member
Honorable Gwendolyn W. Mason, Council Member
Honorable Brian J. Wishneff, Council Member
Roanoke, Virginia

Dear Mayor Harris and Members of City Council:

Subject: 2007 Annual Report
Planning Commission

I am pleased to provide Council with the following report on the Commission's activities during 2007 and an overview of projects we hope to complete in 2008.

The Commission met 25 times and considered the following:

- 27 requests to rezone property or amend proffered conditions and 13 street and/or alley closure requests;
- new subdivision ordinance, replacing an ordinance that had been in effect since 1956;
- amendments to the zoning and subdivision ordinances in order to clarify regulations and refine regulatory concepts based on their practical application;
- adoption of a City-wide Brownfields Plan, an updated Greater Raleigh Court Neighborhood Plan, and the Parks and Recreation Comprehensive Master Plan, as amendments to the Comprehensive Plan;
- Street Design Guidelines, which will address design of new and existing streets.

The Commission also met with the Roanoke County Planning Commission in

September, 2007, to discuss matters of mutual interest.

Staff develops annual "report cards" on comprehensive plan and neighborhood plan implementation activities. These two reports are presented to Council each year during their joint work session with the Commission. Staff continues to work on the Neighborhood Indicators project that was recommended in Vision 2001-2020.

During calendar year 2008, an update to the neighborhood plan for South Roanoke will be completed. The Commission will continue to monitor the zoning and subdivision ordinances and recommend amendments as necessary. The Commission also plans to meet with the County Planning Commission twice during the calendar year.

A roster of meeting attendance and the status of certifications of Commission members is attached to this report for your information. A listing of all rezoning and street and alley requests is also attached for your reference.

Respectfully submitted,

Henry Scholz, Chairman
City Planning Commission

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attachment

cc: Darlene L. Burcham, City Manager
William M. Hackworth, City Attorney
R. Brian Townsend, Assistant City Manager
Chris Chittum, Agent, City Planning Commission

2007 MEETING ATTENDANCE/CERTIFICATION

**A total of 11 regular meetings, 2 joint Commission/Council meetings,
1 joint meeting with the Roanoke County Planning Commission,
and 11 work sessions were held.**

<u>Commission Member</u>	<u>No. of Regular/Joint Meetings (14)</u> <u>Attended</u>
Kent Chrisman (Certified)	12
Robert Manetta (Certified)	13
Angela Penn (scheduled to be Certified in spring 2008)	14
Paula Prince (Certified)	13
Richard Rife	12
Henry Scholz (Certified)	14
Fredrick Williams (Certified)	7

2007 Rezoning/Amendment of Proffered Conditions

Tax No.	Applicant/Location	Request	PC Action Taken
6520102 and 6520103	Pro-Line Performance Thirlane Road, NW	Rezoning from RA to I-1, with conditions	Recommended Denial
6380512	William and Blair Barnes Appleton Avenue, NW	Rezoning from R-7 to R-2, with condition	Recommended Approval
1210634	RRHA 1641 Salem Avenue, SW (Hurt Park)	Rezoning from RM-2 to MXPUD	Recommended Approval
1460101	City of Roanoke Patrick Henry High School 2102 Grandin Road, SW	Amendment of Proffered Conditions	Recommended Approval
5390113 (pt. of)	Trustees, New Hope Christian Church Appalachian Power Co 5229 Welcome Valley Road, SW	Rezoning from INPUD to ROS, with conditions	Recommended Approval
5480704	Faison-Southern Lane, LLC Franklin Road/Southern Lane/ Southern Hills Drive/Griffin Road, SW	Amendment of Proffered Conditions	Recommended Approval
3042114, 3042115, 3042116, 3042117	Alan L. Amos, Inc. Pocahontas Avenue, NE	Rezoning from RM-1 to I-1, with conditions	Recommended Approval
6450101	Freeway Partners, LLC 3550 Ferncliff Avenue, NW	Amendment of Proffered Conditions	Recommended Denial
5100906	J. D. Fralin 1809 McVitty Road, SW	Amendment of Proffered Conditions	Recommended Approval
1290211 and 1290212	Seven Dwarfs, LLC 2924 and 2818 Roberts Road, SW	Rezoning from MX to CG, with conditions/repeal of existing conditions	Recommended Approval
1290107	Icon Development, LLC 3215 Franklin Road, SW	Repeal of Proffered Conditions; approval of new development plan	Recommended Approval

5460124, 5470207, 5470301 through 5470308, 5470130	Pheasant Ridge Condo, Dalton Place, A & J Holdings Pheasant Ridge campus on Griffin Road, SW	Amendment of MXPUD plan	Recommended Approval
5140201	Frederick W. Thomas, Jr. Keagy Road/Crestmoor, SW	Rezoning from R-12 to MX, with conditions	Recommended Denial
6460102, 6460103, 6472207, 6472208, 6472209	City of Roanoke William Fleming High School campus	Rezoning from INPUD and ROS to INPUD	Recommended Approval
1570153, 1570154, 1570134	City of Roanoke and Colonial Green, LC Colonial Green Circle, Greenway Drive, Robyn Road, SW	Amendment of development plan	Recommended Approval
1041003, 4050201, 4060301, 4040823, 4040822, 4040824, 4040825, 1041004, 1041002, 4040507, 1040905	Roanoke Hospital Association, Roanoke Memorial Hospital, Carilion Medical Center, CHS, Inc. Jefferson Street/Belleview Avenue/Hamilton Terrace/ Crystal Spring Avenue	Establishment of Sign Overlay District	Recommended Approval
401301, 4013017, 4013015	The Rescue Mission of Roanoke, Inc. Bullitt Avenue, SE	Rezone from IN to MX, with conditions	Recommended Approval
4012201	The Rescue Mission of Roanoke, Inc. 401 Tazewell Avenue, SE	Amendment of Proffered Conditions	Recommended Approval
1150108	Danny L. Beamer 2219 Franklin Road, SW	Amendment of INPUD plan	Recommended Approval
3043001, 3043002, 3043003	Plantation and Kanter 1302 Kimball Avenue, NE	Rezone from MX, to I-1, with conditions	Recommended Approval

4130502	City of Roanoke 1030 Morningside Street, SE	Rezone from ROS to IN, with conditions	Recommended Approval
1111305, 1111307, 1111312, 1111315	Susanne D. Helbig 501 and 521 Salem Avenue, SW	Rezone from I-1 to D, with conditions	Recommended Approval
6021102	Roanoke Electric Steel 100 Westside Boulevard, NW	Rezone from I-2 to I-1	Recommended Approval
4090216	City Planning Commission 2048 Electric Road, SW	Rezone from MX to CG	Recommended Approval
1620112	City Planning Commission 2802 Brandon Avenue, SW	Rezone from RMF to MX	Recommended Approval
1570101	Colonial Green, LC 3501 Colonial Green Circle, SW	Amendment or PUD plan	Continued
Pt. 2660101, pt. 2660102, 2761606-2671609, 2660130	Trustees of God's House Baptist Ministry 3601, 3707 and pt. 3619 and 3621 Melrose Avenue, NW	Rezone from R-7 to MX, with condition	Recommended Approval

2007 Street and Alley Closure Applications

Applicant	Location	Action Taken
RRHA	Closure of 17 th and 18 th Streets, Salem Avenue and all of Westview Avenue, SW	Recommended Approval
City of Roanoke Civic Center	Closure of portion of Madison Avenue, N.E., and pt. of Courtland Avenue, NE	Recommended Approval
City of Roanoke	Alleyway running parallel with Salem Avenue, SW	Recommended Approval
City of Roanoke	Closure by barricade of pt. of Piedmont and Riverview, SE	Recommended Approval
Joseph Lohkamp	Closure of pt. of Breckenridge Avenue, NW, between 30 th and 31 st Streets	Recommended Approval
Black Dog Salvage	Closure of Spottswood Avenue, SW, from intersection with Midvale Avenue, SW	Recommended Approval
Robert Fielding	Closure a pt. of alley running parallel with Wasena Terrace, SW	Recommended Approval
City of Roanoke	Closure of Carlisle Avenue, SE by barricade	Recommended Denial
Joseph Lohkamp	31 st Street, between Baker and Breckenridge; pt. of Breckenridge, and 15' wide alleyway	Recommended Approval
WVWA	Closure of northerly pt. of Brownlee Avenue, SE	Recommended Approval
City of Roanoke	Closure of public r.o.w. at intersection of Patton and Gainsboro, Road,	Recommended Approval
City of Roanoke	Closure of pt. of Wiley Drive, S.W.	Recommended Approval
Steel Dynamics, Inc.	Closure of pt. of Westside Blvd., NW	Recommended Approval